

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF NEW MEXICO

Case number (if known)

Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	<u>KOBA Limited Partnership, a New Mexico Limited Partnership d/b/a Kachina Lodge Properties</u>		
2. All other names debtor used in the last 8 years Include any assumed names, trade names and doing business as names	<u>DBA Best Western Kachina Lodge and Meeting Center</u> <u>DBA Kachina Lodge Resort Hotel</u>		
3. Debtor's federal Employer Identification Number (EIN)	<u>85-0439056</u>		
4. Debtor's address	Principal place of business <u>413 Paseo del Pueblo Norte</u> <u>Taos, NM 87571</u> Number, Street, City, State & ZIP Code <u>Taos</u> County	Mailing address, if different from principal place of business <u>PO Box 2480</u> <u>Taos, NM 87571</u> P.O. Box, Number, Street, City, State & ZIP Code Location of principal assets, if different from principal place of business <u>413 Paseo del Pueblo Norte Taos, NM 87571</u> Number, Street, City, State & ZIP Code	
5. Debtor's website (URL)	<u>www.Kachinalodge.com</u>		
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____		

Debtor **KOBA Limited Partnership, a New Mexico Limited Partnership d/b/a Kachina Lodge Properties**
Name _____

Case number (*if known*) _____

7. Describe debtor's business A. *Check one:*

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
 Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
 Railroad (as defined in 11 U.S.C. § 101(44))
 Stockbroker (as defined in 11 U.S.C. § 101(53A))
 Commodity Broker (as defined in 11 U.S.C. § 101(6))
 Clearing Bank (as defined in 11 U.S.C. § 781(3))
 None of the above

B. *Check all that apply*

- Tax-exempt entity (as described in 26 U.S.C. §501)
 Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
 Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
 Chapter 9
 Chapter 11. *Check all that apply:*

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
 The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
 A plan is being filed with this petition.
 Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
 The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
 The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

No.

Yes.

If more than 2 cases, attach a separate list.

District _____ When _____ Case number _____
District _____ When _____ Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

No

Yes.

List all cases. If more than 1, attach a separate list

Debtor _____ Relationship _____
District _____ When _____ Case number, if known _____

Debtor

KOBA Limited Partnership, a New Mexico Limited Partnership d/b/a Kachina Lodge Properties

Case number (if known)

Name

11. Why is the case filed in this district?*Check all that apply:*

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention? No Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention? (Check all that apply.)**

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

- It needs to be physically secured or protected from the weather.

- It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- Other _____

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

- No

- Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- Funds will be available for distribution to unsecured creditors.

- After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

- 1-49
 50-99
 100-199
 200-999

- 1,000-5,000
 5001-10,000
 10,001-25,000

- 25,001-50,000
 50,001-100,000
 More than 100,000

15. Estimated Assets

- \$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

- \$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

- \$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

16. Estimated Liabilities

- \$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

- \$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

- \$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

Debtor

**KOBA Limited Partnership, a New Mexico Limited
Partnership d/b/a Kachina Lodge Properties**

Name

Case number (*if known*)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 2, 2018
MM / DD / YYYY

X /s/ Wilmer Dean Koop

Signature of authorized representative of debtor

Title Managing General Partner

Wilmer Dean Koop

Printed name

18. Signature of attorney

X /s/ George Dave Giddens

Signature of attorney for debtor

Date May 2, 2018

MM / DD / YYYY

George Dave Giddens

Printed name

GIDDENS & GATTON LAW, P.C.

Firm name

10400 Academy N.E. Suite 350

Albuquerque, NM 87111

Number, Street, City, State & ZIP Code

Contact phone (505)271-1053

Email address

giddens@giddenslaw.com

941 NM

Bar number and State

Fill in this information to identify the case:

Debtor name	KOBA Limited Partnership, a New Mexico Limited Partnership d/b/a Kachina Lodge Properties
United States Bankruptcy Court for the:	DISTRICT OF NEW MEXICO
Case number (if known):	_____

Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Booking. Com 7208 W. Sand Lake Road Suite 202 Orlando, FL 32819		Business Debt				\$4,972.23
Century Link PO Box 29040 Phoenix, AZ 85038-9040		Utility Bill				\$2,273.60
Chardans Mechanical Inc 4320 Ellison N.E. Albuquerque, NM 87109		Business Debt				\$1,818.92
Ernesto Montoya		Business Debt				\$300.00
Expedia PO Box 847675 Dallas, TX 75284		Credit Card				\$5,738.52
Hawk Mechanical Plumbing 1132 Paseo Del Pueblo Sur Taos, NM 87571		Trade debt				\$505.30
Image Technology Systems 1615 Dorchester Dr., Suite 100 Plano, TX 75075		Business Debt				\$600.00
Katzon Brothers, Inc. 960 Vallejo Street Denver, CO 80204		Business Debt				\$2,000.57
Kit Carson Electric 118 Cruz Alta Road Taos, NM 87571		Utility Bill				\$11,116.07

Debtor **KOBA Limited Partnership, a New Mexico Limited Partnership d/b/a Kachina Lodge Properties**
Name _____

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
LDH Enterprises LLC 6645 Isleta Blvd Sw Albuquerque, NM 87105		Business Debt				\$1,802.23
Luminarias Limited, LLC PO Box 21926 Albuquerque, NM 87154		Business Debt				\$1,030.76
New Mexico Department of Taxation & Revenue PO Box 2527 Santa Fe, NM 87504		Gross				\$40,000.00
Pitney Bowes 5101 Interchange Way Louisville, KY 40229-2161		Business Debt				\$3,118.13
Taos County Clerk 105 Albright St, Suite G Taos, NM 87571		Property taxes				\$38,500.00
The Northern Trust Lineberry		Business Debt				\$456.00
Tiger Natural Gas 1422 E. 71st Street Suite J Tulsa, OK 74136		Utility Bill				\$2,258.05
Town of Taos Treasurer's Department 105 Albright Street Suite F Taos, NM 87571		Business Debt				\$33,297.80
Town of Taos Water and Sewer 182 Los Cordovas Drive Taos, NM 87571		Utility Bill				\$2,062.00
Walmart GE Capital Attn: Bankruptcy Dept PO Box 103104 Roswell, GA 30076		Business Debt				\$10,056.74
Waste Management 2625 W. Grandview RD Phoenix, AZ 85023		Utility Bill				\$708.00